

ATTACHMENT J14**YEAGER AGS (ANG) Water Distribution System**

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J14 YEAGER AGS (ANG) Water Distribution System

J14.1 YEAGER AGS (ANG) Overview

J14.2 Water Distribution System Description

Yeager AGS (ANG) is home to the 130th Airlift Wing which provides staff and operational support for an eight primary authorized aircraft C-130H unit to airdrop or airland forces. Contingency capability is maintained for European, Asian, and South American theaters while operating independently from forward operating or collocated base. Yeager AGS (ANG) is located a Charleston West Virginia and has a total of 74.8 acres under lease. Of this total, 43 acres are located on top of the hill on which the airport was built. Most of this area has been developed. Any expansion requires relocation of existing buildings to other areas, using vehicle parking areas, or acquiring additional land. The lower portion of the base has been developed along the access road to the airfield. This section contains approximately 33 acres. Development has been on benches made from leveling hill tops or cutting into the side of hills. The developed area in this lower section covers 9.3 acres. The remainder is made up of hillsides and ravines which are expensive to develop. The apron and taxiway at Yeager Airport were built in 1949. The first facilities built were Building 101-Base Supply, Building 107-Maintenance Hangar, and Building 102-Headquarters in 1951. The base currently has 31 buildings with a total square footage of 295,051. There are currently eight C-130 aircraft at this installation.

J14.2.1 Water Distribution System Fixed Equipment Inventory

The YEAGER AGS (ANG) water distribution system consists of all appurtenances physically connected to the distribution system from the point in which the distribution system enters the Installation and Government ownership currently starts to the point of demarcation, defined by the Right of Way. The system may include, but is not limited to, pipelines, valves, fire hydrants, storage facilities, exterior backflow devices, pumps, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the water distribution system privatization are:

1. High pressure fire suppression water distribution system main.
2. All high pressure fire hydrants.
3. Suppression equipment.

J14.2.1.1 Description

The water system at Yeager AGS (ANG) is comprised of a looped water system including 10,000 linear feet of water pipe ranging from 10" to one inch in diameter for domestic water. The most common type of system piping is PVC buried approximately 4 feet underground. There are 35 cast iron gate valves, 5 fire hydrants, 2 exterior backflow prevention devices, and 4 post indicator valves. Piping and valves are considered to be in good condition with ages ranging from 1951 to present. Capacity of the domestic potable water system is rated at approximately .95 mgd. System includes a pump house and water tank that was installed in 1989. Water tank is steel with fiberglass insulated cover, heated and has Cathodic protection. Tank is 32 ft high and has a diameter of 33 ft. The tank capacity is 200,000 gallons. The pump house is 624 sq. ft and contains 4 pumps, two 10 hp and two 20 hp, that provide a flow rate of 1500 to 2000 gpm. Two projects are in the planning phase; Hazardous Material Pharmacy and Civil Engineer Facility. These projects, when completed with increase water demand.

J14.2.1.2 Inventory

Table 1 provides a general listing of the major water distribution system fixed assets for the YEAGER AGS (ANG) water distribution system included in the sale.

TABLE 1
Fixed Inventory
Water Distribution System YEAGER AGS (ANG)

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	1.50	94	LF	1993
	2.00	58	LF	1993
	4.00	184	LF	1993
	6.00	177	LF	1980
	6.00	1677	LF	1990
	6.00	450	LF	1982
	8.00	1876	LF	1993
Ductile Iron Pipe	6.00	307	LF	1951
	6.00	834	LF	1968
	6.00	210	LF	1970
	6.00	853	LF	1976
	8.00	1379	LF	1990

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
	10.00	614	LF	1990
Copper Pipe	1.00	255	LF	1980
Steel Pipe	1.50	116	LF	1976
	2.00	209	LF	1966
	2.00	619	LF	1972
	3.00	95	LF	1951
	4.00	36	LF	1970
	4.00	23	LF	1990
Cast Iron Gate Valve	1.00	1	EA	1980
	1.00	1	EA	1990
	1.50	1	EA	1976
	1.50	2	EA	1977
	1.50	1	EA	1993
	2.00	1	EA	1966
	2.00	1	EA	1970
	2.00	1	EA	1972
	2.00	1	EA	1977
	2.00	2	EA	1993
	3.00	1	EA	1951
	4.00	1	EA	1951
	4.00	1	EA	1970
	4.00	1	EA	1971
	4.00	1	EA	1990
	4.00	1	EA	1993
	6.00	4	EA	1951
	6.00	1	EA	1958
	6.00	1	EA	1970
	6.00	2	EA	1976
	6.00	3	EA	1982
	8.00	3	EA	1990
	8.00	3	EA	1951
Fire Hydrants		1	EA	1961
		2	EA	1976

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
		1	EA	1980
		1	EA	1986
Above Ground Storage Tanks (200,000 GAL)		1	EA	1989
Storage Tank Cathodic Protection (Self Sacrificing Anodes)		Unknown	EA	1989
Potable Water Pump Station (20 hp)		2	EA	1989
Potable Water Pump Station (10hp)		2	EA	1989
Cathodic Protection (Impressed Current)				1989
Exterior Backflow Preventors	8.00	2	EA	1989
Post Indicator Valves	8.00	3	EA	1989
	10.00	1	EA	1989

Notes:

PVC = Polyvinyl chloride

EA = Each

GAL= Gallon

HP = Horsepower

LF = Linear Feet

J14.2.2 Water Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Water System YEAGER AGS (ANG)

Qty	Item	Make/Model	Description	Remarks
None				

TABLE 3

Specialized Vehicles and Tools

Water Distribution System YEAGER AGS (ANG)

Description	Quantity	Location	Maker
None			

J14.2.3 Water Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Water Distribution System YEAGER AGS (ANG)

Qty	Item	Description	Remarks
1	Maps	Distribution System	AUTOCAD Format

J14.3 Specific Service Requirements

The service requirements for the YEAGER AGS (ANG) water distribution system are as defined in the Section C, *Description/Specifications/Work Statement*.

J14.4 Current Service Arrangement

Water supplied by West Virginia American Water Company and lines on base are maintained by ANG personnel.

J14.5 Secondary Metering

J14.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J14.6 below.

TABLE 5
Existing Secondary Meters
Water Distribution System YEAGER AGS (ANG)

Meter Location	Meter Description (Type)
None	

J14.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J14.6 below.

TABLE 6
New Secondary Meters
Water Distribution System YEAGER AGS (ANG)

Meter Location	Meter Description
None	

J14.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to the person identified at contract award.

2. **Outage Report.** The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to the person identified at contract award.
3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month readings for all identified secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to the person identified at contract award.

J14.7 Water Conservation Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for conservation purposes: None

J14.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the YEAGER AGS (ANG) boundaries.

J14.9 Off-Installation Sites

No off-installation sites are included in the sale of the YEAGER AGS (ANG) water distribution system.

J14.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Water Distribution System YEAGER AGS (ANG)

Location	Description
None	

J14.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the YEAGER AGS (ANG) water distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor

shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered. Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AC.

TABLE 8

System Deficiencies

Water Distribution System YEAGER AGS (ANG)

Project Location	Project Description
None	